

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**PROJECT SUMMARY**

**PROJECT DESCRIPTION:** Proposed amendment to Title 22 (Planning and Zoning) to establish the Juniper Hills Community Standards District which institutes development standards that are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

**REQUEST:** Adoption of the proposed amendment to Title 22.

**LOCATION:** Juniper Hills (Antelope Valley)

**APPLICANT OR SOURCE:** Regional Planning Commission directive

**STAFF CONTACT:** Mr. Mitch Glaser at (213) 974-6476

**RPC HEARING DATE:** February 28, 2007

**RPC RECOMMENDATION:** Board public hearing to consider adoption of the proposed amendment.

**MEMBERS VOTING AYE:** Commissioners Valadez, Bellamy, Rew, and Modugno

**MEMBERS VOTING NAY:** None

**MEMBERS ABSENT:** Commissioner Helsley

**KEY ISSUES:** Rapid growth in the Antelope Valley has increased development pressure on Juniper Hills; however, the community lacks adequate infrastructure (e.g. major roads, sewers, public water lines, etc.) to support new growth at urban densities. The proposed CSD aims to maintain Juniper Hills' unique quality-of-life while allowing new development that is consistent with the community's existing character.

Specific issues identified by the community and addressed by the CSD include hillside development, grading, minimum lot sizes for new subdivisions, vegetation conservation, building setbacks, fencing,

and public improvements such as curbs, gutters, sidewalks, and streetlights.

**MAJOR POINTS FOR:**

The proposed CSD was developed in a collaborative process that included the Juniper Hills Town Council, an elected body that serves in an advisory body to Supervisor Michael D. Antonovich, as well as local residents, property owners, and representatives from the Department of Regional Planning and other County agencies.

The proposed CSD includes provisions that provide community specific development standards whereas current Countywide policies do not address the needs of the Juniper Hills community.

**MAJOR POINTS AGAINST:**

Some property owners have expressed concern that the proposed CSD is an extra layer of land use regulation that infringes upon their property rights. The CSD includes a requirement that new subdivisions contain lots of not less than five acres, which some property owners felt would reduce their property's value by preventing more intensive development.